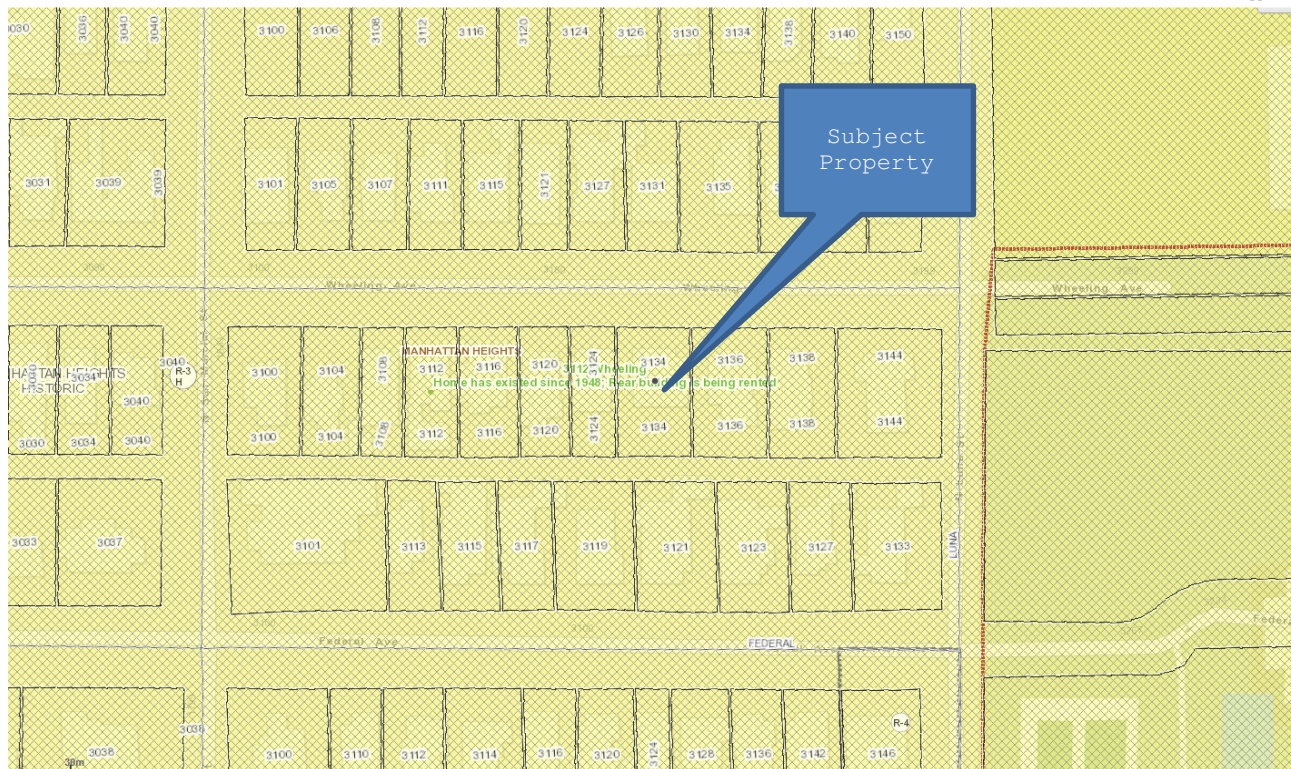




PHAP19-00006

Date: February 11, 2019
Application Type: Certificate of Appropriateness
Property Owner: Julio Villanueva
Representative: Julio Villanueva
Legal Description: 14 Manhattan Heights 12 & 13 & W. 1/2 of 14, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 3134 Wheeling Avenue
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: 1922
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of a door on the main façade and infilling with brick
Application Filed: 1/28/2019
45 Day Expiration: 3/14/2019

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of a door on the main façade and infilling with brick

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

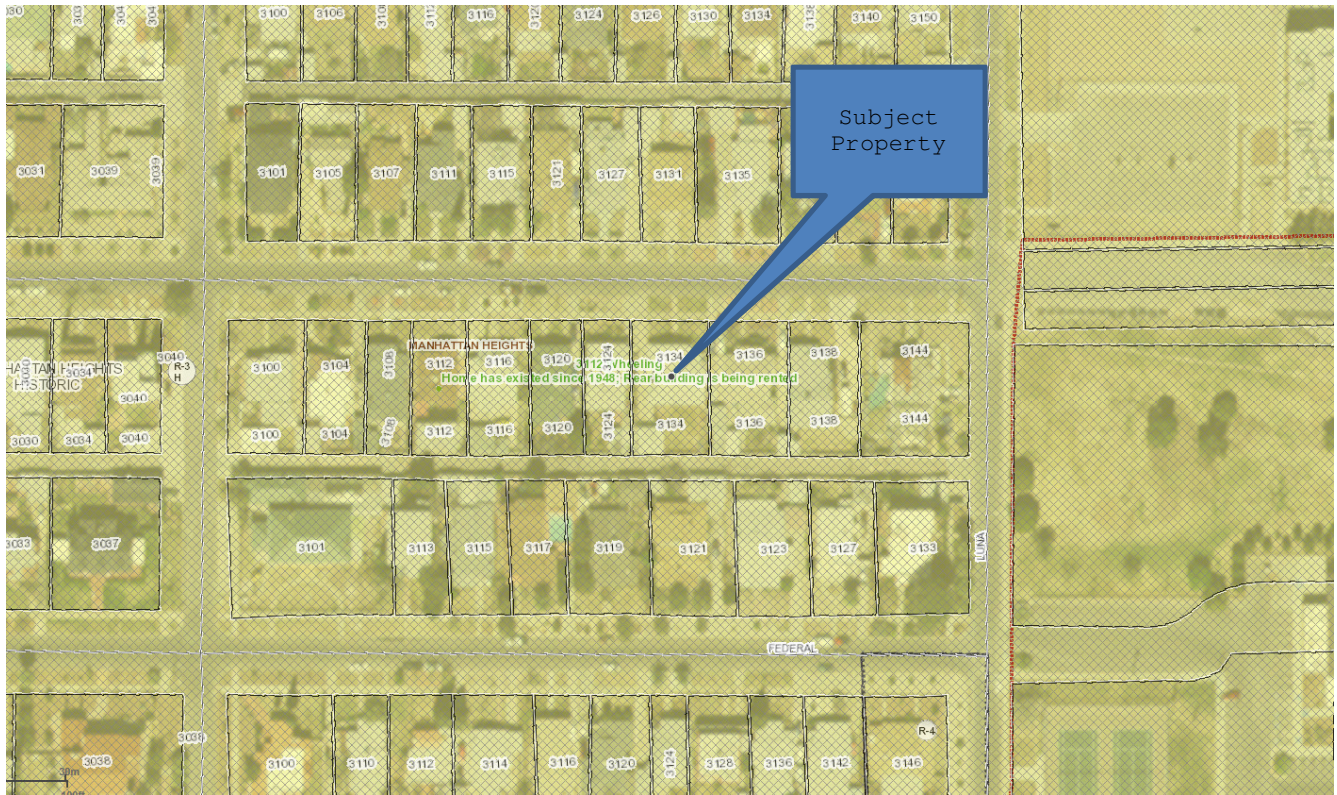
- *The recurrent alteration of solids and voids (walls to windows and doors) in the façade of a building establishes a pattern. Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *The size of the door or window opening should not be altered.*
- *The use of interior storm windows should be the first consideration because they are more efficient and do not detract from any exterior architectural elements.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

The modification is that the door and lintel remain on the exterior but that the door be filled in or a storm window be installed on the interior.

AERIAL MAP



EXISTING DOOR

